



Richland County Land Bank

Court House, Lower Level One
50 Park Avenue East
Mansfield, Ohio 44902
419-774-5623

VACANT LOT APPLICATION

Application will NOT be processed if not completed in its entirety.

Applicant Information

Name of Applicant(s): _____

Mailing Address: _____

City / State: _____ Zip: _____

Phone: _____ Alternate Phone: _____

Email: _____

Address of property requested: _____

Parcel No(S): _____

Please check all that apply:

- This property is next to the place that I own and it is where I actually live the majority of the year and property will be used for a side lot.
- This property is next to an investment property that I own and property will be used for a side lot.
- This property is next to the business that I own/manage and property will be used for a side lot.
- This property is next to non-profit owned structure and property will be used for a side lot. A Deed Restriction to develop, maintain and preserve the property for Applicant's non-profit uses for a minim of five (5) years.

Property will be used this for the reasons listed (i.e. redevelopment, non-profit, etc.). (Plans, timelines, funding resources may be required along with application)

- Property requested is vacant with no structure(s) on the site.
- Property requested has structure(s) to be demolished and seeded prior to transfer at no additional cost to purchaser. Lots sold AS IS at the time of closing.

I own properties in Richland County under the following names (i.e. Corporate Names, Business Names, Maiden Names, etc.) _____

Circle Yes or No

Yes No Have you or a ***family member owned*** or used (rented, leased, occupied) this property at any time during the past twelve (12) months. *If answer is yes, you are ineligible to purchase this property.*

The following answers include all properties owned/managed by applicant by name listed on application or any other Corporate Names, Business Names, Maiden Names, ect.

Yes No I have or have a history of codes or ordinance violations on properties I own and or manage. *If answer is yes, you are ineligible to purchase Land Bank properties.*

Yes No I have delinquent property taxes in Richland County. *If answer is yes, taxes must be made current prior to you being eligible to purchase Land Bank properties.*

Yes No I had tax foreclosure filed against me within the past 10 years. *If answer is yes, you are ineligible to purchase Land Bank properties.*

Yes No I agree to pay future property taxes on this property if I am given ownership. I understand Land Bank will request that all side lot parcels be combined with the End Users adjacent parcel.

SIGNATURE: To the best of my knowledge, the information provided in this application is true and in compliance with Land Bank Policies and Procedures. I understand that Land Bank staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing Land Bank and neighborhood plans. *I also understand that this form is a statement of interest only. Submitting it does NOT commit Land Bank to transfer property.*

*The Land Bank makes no representation regarding any Federal lien, assessment or claim of any kind and each prospective Buyer is urged to consult with a title company or other title advisor. **DO NOT SEND MONEY WITH THE APPLICATION. FIFTY PERCENT (50%) OF PURCHASE PRICE (DEPOSIT) IS DUE WHEN PURCHASE AGREEMENT IS SIGNED AND BALANCE DUE AT CLOSING. Buyer will forfeit deposit if Buyer does not close within 60 days from date Land Bank notifies Buyer that closing documents are ready for Buyer's signature.***

Properties are offered at fair market value. Land Bank will request letter of opinion of value from realtor after application has been received. *(Average inner City lot fair market value usually starts around \$500.00; prices will go up or down based upon location, size, condition etc.)*

Applicant will be called and/or emailed with actual price prior to entering into a purchase agreement. Applicant has the right to withdraw application after hearing what the actual price will be.

Owner Occupants receive 33% discount / Non-profits receive 25% discount. *Pricing guidelines available at www.richlandcountylandbank.org*

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

You will be given a quit claim deed with purchase. All properties are sold AS IS.

**Please submit this completed application to: Richland County Land Bank
50 Park Avenue East
Mansfield, Ohio 44902**